

Topic:	Incentive Zoning
Resource Type:	Regulations
State:	Oregon
Jurisdiction Type:	Municipal
Municipality:	City of Ashland
Year (adopted, written, etc.):	1992
Community Type - applicable to:	Urban; Suburban
Title:	City of Ashland Incentive Zoning Ordinance
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Abstract

The City of Ashland uses a performance-based system to allow increased development densities with quality design. The purpose of the Ashland City Code Title 18 is to allow an option for more flexible design than is permissible under the conventional zoning codes. Designs should stress things such as energy efficiency, architectural creativity and innovation, and use the natural features of the landscape to their greatest advantage.

Resource

18.88.010 Purpose and Intent

The purpose and intent of this Chapter is to allow an option for more flexible design than is permissible under the conventional zoning codes. The design should stress energy efficiency, architectural creativity and innovation, use the natural features of the landscape to their greatest advantage, provide a quality of life equal to or greater than that provided in developments built under the standard zoning codes, be aesthetically pleasing, provide for more efficient land use, and reduce the impact of development on the natural environment and neighborhood. (Ord. 2228, 1982; Ord. 2276 S2, 1983; Ord. 2356, 1985)

18.88.040 Performance Standards for Residential Developments

A. Base Densities.

1. The density of the development shall not exceed the density established by this Section. The density shall be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public. Fractional portions of the final answer, after bonus point calculations, shall not apply towards the total density. Base density for zoning districts within the City of Ashland shall be as follows: WR and RR zone--1 divided by the minimum lot size expressed in acres, times 0.60 determines the dwelling units per acre.

WR-2	=	0.30	du/acre
WR-2.5	=	0.24	du/acre
WR-5	=	0.12	du/acre
WR-10	=	0.06	du/acre
WR-20	=	0.03	du/acre
RR-1	=	0.60	du/acre
RR-.5	=	1.2	du/acre
Single		Family	Zones
R-1-10	=	2.40	du/acre
R-1-7.5	=	3.60	du/acre
R-1-5	=	4.50	du/acre
R-1-3.5	=	7.2	du/acre
Multi-Family			Zones
R-2	=	13.5	du/acre
R-3 = 20 du/acre			

2. All developments with a base density of 10 units or greater shall be required to provide a minimum of 5% of the total lot area in Open Space that is not subject to bonus point calculations. Bonus shall be awarded only to that Open Space area in excess of the 5% required for developments of 10 units or greater. Open Space shall be optional for all developments of less than 10 units.

B. Bonus Point Calculations.

1. The permitted base density shall be increased by the percentage gained through bonus points. In no case shall the density exceed that allowed under the Comprehensive Plan.

2. The maximum bonus permitted shall be 60%. (Ord. 2669, 1992)

3. The following bonuses shall be awarded:

a. Conservation Housing - all home or residential units on the site meet the energy usage, water usage, and air quality requirements adopted in the Guidelines referred to in 18.88.090--maximum 15% bonus.

b. Provision of common open space.

1. Purpose. Common open spaces may be provided in the form of natural areas, wetlands, playgrounds, active or passive recreational areas, and similar areas in common ownership. All areas set aside for common space may be counted for base density, unless otherwise excluded by the Land-use Ordinance. However, for the purposes of awarding density bonus points, the Planning Commission shall consider whether or not the common open space is a significant amenity to project residents, and whether project residents will realistically interact with the open space on a day-to-day basis. The purpose of the density bonus for common open space is to permit areas which could otherwise be developed, or sold as individual lots, to be retained in their natural state or to be developed as a recreational

amenity. It is not the purpose of this provision to permit density bonuses for incidental open spaces which have no realistic use by project residents on a day-to-day basis.

2. Standard. Developments of 10 units or greater shall provide 5% of the total development area in Open Space. No bonus points shall be awarded for this Open Space. For developments of less than 10 units which provide more than 2% of the project area for common open space, or for developments of 10 units or greater which provide greater than 5% open space, a 1% bonus shall be awarded for each 1% of the total project area in common open space--maximum 10% bonus.

c. Provision of major recreational facilities.

1. Purpose. Points may be awarded for the provision of major recreational facilities such as tennis courts, swimming pools, playgrounds, or similar facilities.

2. Standard. For each percent (1%) of total project cost devoted to recreational facilities, a 6% density bonus may be awarded up to a maximum of 10% bonus. Total project cost shall be defined as the estimated sale price or value of each residential unit times the total number of units in the project. Estimated value shall include the total market value for the structure and land. The cost of the recreational facility shall be prepared by a qualified architect or engineer using current costs of recreational facilities--maximum bonus 10%.

d. Affordable Housing - for every percent of units that are affordable, an equivalent percentage of density bonus shall be allowed. Affordable Housing bonus shall be for residential units that are affordable for moderate income persons in accord with the standards established by resolution of the Ashland City Council and guaranteed affordable through procedures contained in said resolution. Maximum bonus of 35%. (Ord. 2450 1988; Ord. 2630 S6, 1991; Ord. 2669, 1992)